

125.0

0002

0008.A

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

4,385,000 / 4,385,000

ASSESSED:

4,385,000 / 4,385,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 840 |        | MASS AVE, ARLINGTON   |

**OWNERSHIP**

|          |                   |         |  |
|----------|-------------------|---------|--|
| Owner 1: | JBPP MASS AVE LLC | Unit #: |  |
| Owner 2: |                   |         |  |
| Owner 3: |                   |         |  |

Street 1: 11 ELKINS ST SUITE 420

Street 2:

Twn/City: BOSTON

|          |       |        |       |          |   |
|----------|-------|--------|-------|----------|---|
| St/Prov: | MA    | Cntry: |       | Own Occ: | N |
| Postal:  | 02127 |        | Type: |          |   |

**PREVIOUS OWNER**

|           |                            |
|-----------|----------------------------|
| Owner 1:  | CENTRE STREET REALTY INC - |
| Owner 2:  | C/O ROBERT CEDER -         |
| Street 1: | 846 MASS AVE               |
| Twn/City: | ARLINGTON                  |
| St/Prov:  | MA                         |
| Postal:   | 02476                      |

**NARRATIVE DESCRIPTION**

This parcel contains 28,512 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1940, having primarily Brick Exterior and 27648 Square Feet, with 26 Units, 26 Baths, 0 3/4 Bath, 0 HalfBath, 74 Rooms, and 36 Bdrrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R6   | APTS LOW    | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description  | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 112      | Apts. 8 Plus |          | 28512       |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | AA    |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
| 112      | Apts. 8 Plus |          | 26          |                    | No. of Un | Site      |           | 0          | 60,500.    | 1.00 | AA    |             |           |        |   |        |   |        |   | 1,573,000       |           |   |           |        |      | 1,573,000 |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     |  |  |  |  |  |  | Land Size       |  | Building Value                 |  | Yard Items |  | Land Value     |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|--------------|--|--|--|--|--|--|-----------------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 112          |  |  |  |  |  |  | 28512.000       |  | 2,797,400                      |  | 14,600     |  | 1,573,000      |  | 4,385,000   |  |                   |  |  |  |           |  |
| Total Card   |  |  |  |  |  |  | 0.655           |  | 2,797,400                      |  | 14,600     |  | 1,573,000      |  | 4,385,000   |  | Entered Lot Size  |  |  |  |           |  |
| Total Parcel |  |  |  |  |  |  | 0.655           |  | 2,797,400                      |  | 14,600     |  | 1,573,000      |  | 4,385,000   |  | Total Land:       |  |  |  |           |  |
| Source:      |  |  |  |  |  |  | Market Adj Cost |  | Total Value per SQ unit /Card: |  | 158.60     |  | /Parcel: 158.6 |  |             |  | Land Unit Type:   |  |  |  |           |  |

!9675!

**USER DEFINED**

|               |          |
|---------------|----------|
| Prior Id # 1: | 80307    |
| Prior Id # 2: |          |
| Prior Id # 3: |          |
| Date          | Time     |
| 12/11/20      | 00:07:04 |

|          |          |
|----------|----------|
| PRINT    |          |
| Date     | Time     |
| LAST REV |          |
| Date     | Time     |
| 09/17/19 | 13:53:01 |

|                |  |
|----------------|--|
| mmcmakin       |  |
| ASR Map:       |  |
| Fact Dist:     |  |
| Reval Dist:    |  |
| Year:          |  |
| LandReason:    |  |
| BldReason:     |  |
| CivilDistrict: |  |
| Ratio:         |  |

Parcel ID 125.0-0002-0008.A

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 112 | FV  | 2,673,500  | 14600     | 28,512.   | 1,430,000  | 4,118,100   | 4,118,100     | Year End Roll | 12/18/2019 |
| 2019   | 112 | FV  | 2,208,000  | 15200     | 28,512.   | 1,430,000  | 3,653,200   | 3,653,200     | Year End Roll | 1/3/2019   |
| 2018   | 112 | FV  | 2,208,000  | 15200     | 28,512.   | 1,430,000  | 3,653,200   | 3,653,200     | Year End Roll | 12/20/2017 |
| 2017   | 112 | FV  | 1,897,700  | 15200     | 28,512.   | 1,170,000  | 3,082,900   | 3,082,900     | Year End Roll | 1/3/2017   |
| 2016   | 112 | FV  | 1,897,700  | 15200     | 28,512.   | 1,170,000  | 3,082,900   | 3,082,900     | Year End      | 1/4/2016   |
| 2015   | 112 | FV  | 1,665,000  | 15700     | 28,512.   | 988,000    | 2,668,700   | 2,668,700     | Year End Roll | 12/11/2014 |
| 2014   | 112 | FV  | 1,665,000  | 15700     | 28,512.   | 988,000    | 2,668,700   | 2,668,700     | Year End Roll | 12/16/2013 |
| 2013   | 112 | FV  | 1,665,000  | 15700     | 28,512.   | 988,000    | 2,668,700   | 2,668,700     |               | 12/13/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CENTRE STREET R | 73098-341 | 1    | 8/13/2019 | Mult Lots | 6,898,203  | No | No  |       |       |
|                 | 9265-241  |      | 1/1/1901  | Family    |            | No | No  | N     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip      | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment    |
|------------|--------|--------------|--------|-----|------------|----------|------------|------------|
| 5/29/2018  |        | MEAS INT REF |        |     |            |          |            |            |
| 2/23/2009  |        | Measured     |        |     |            |          |            |            |
| 5/11/2000  |        | Measured     |        |     |            |          |            |            |
| 10/22/1998 |        |              |        |     |            |          |            | PM Peter M |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 5/29/2018  | MEAS INT REF | CC  | Chris C |
| 2/23/2009  | Measured     | 197 | PATRIOT |
| 5/11/2000  | Measured     | 197 | PATRIOT |
| 10/22/1998 |              | PM  | Peter M |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

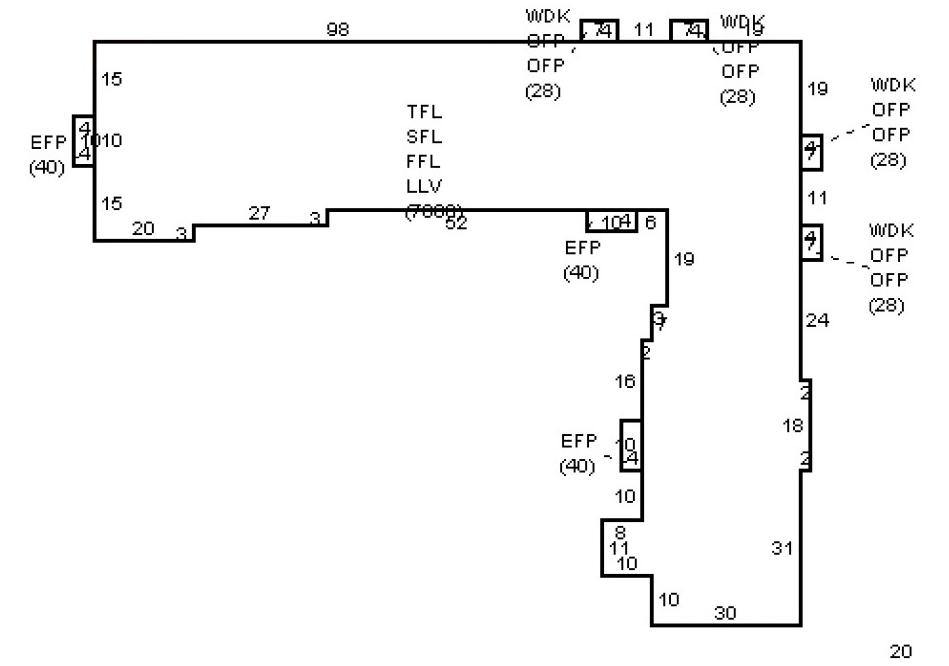
|               |                    |
|---------------|--------------------|
| Type:         | 83 - Apt-Garden    |
| Sty Ht:       | 3 - 3 Story        |
| (Liv) Units:  | 26 Total: 26       |
| Foundation:   | 3 - Brick or Stone |
| Frame:        | 1 - Wood           |
| Prime Wall:   | 7 - Brick          |
| Sec Wall:     | %                  |
| Roof Struct:  | 4 - Flat           |
| Roof Cover:   | 4 - Tar & Gravel   |
| Color:        | BRICK              |
| View / Desir: |                    |

**BATH FEATURES**

|            |    |                 |
|------------|----|-----------------|
| Full Bath: | 26 | Rating: Average |
| A Bath:    |    | Rating:         |
| 3/4 Bath:  |    | Rating:         |
| A 3QBth:   |    | Rating:         |
| 1/2 Bath:  |    | Rating:         |
| A HBth:    |    | Rating:         |
| OthrFix:   |    | Rating:         |

**COMMENTS**

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|

**SKETCH****GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1940        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdct:     |             |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|                |                |
|----------------|----------------|
| Avg Ht/FL:     | 8              |
| Prim Int Wall: | 2 - Plaster    |
| Sec Int Wall:  | %              |
| Partition:     | T - Typical    |
| Prim Floors:   | 3 - Hardwood   |
| Sec Floors:    | %              |
| Bsmnt Flr:     | 3 - Hardwood   |
| Subfloor:      |                |
| Bsmnt Gar:     |                |
| Electric:      | 3 - Typical    |
| Insulation:    | 2 - Typical    |
| Int vs Ext:    | S              |
| Heat Fuel:     | 1 - Oil        |
| Heat Type:     | 5 - Steam      |
| # Heat Sys:    | 1              |
| % Heated:      | 100            |
| % AC:          |                |
| Solar HW:      | NO             |
| Central Vac:   | NO             |
| % Com Wall     | % Sprinkled: 0 |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 85   | Paving      | D | Y   | 1   | 10000    | A    | AV  | 1985 | 2.00       | T   | 27.2 | 112 |      |       | 14,600     |      |       | 14,600       |

**RESIDENTIAL GRID**

|              |                                 |            |
|--------------|---------------------------------|------------|
| 1st Res Grid | Desc: Line 1                    | # Units: 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |            |
| Other        |                                 |            |
| Upper        |                                 |            |
| Lvl 2        |                                 |            |
| Lvl 1        |                                 |            |
| Lower        |                                 |            |
| Totals       | RMS: 74                         | BRs: 36    |
|              | Baths: 26                       | HB         |

**OTHER FEATURES**

|         |    |                 |
|---------|----|-----------------|
| Kits:   | 26 | Rating: Average |
| A Kits: |    | Rating:         |
| Fpl:    |    | Rating:         |
| WSFlue: |    | Rating:         |

**REMODELING**

|            |    |
|------------|----|
| Exterior:  |    |
| Interior:  |    |
| Additions: |    |
| Kitchen:   |    |
| Baths:     |    |
| Plumbing:  |    |
| Electric:  |    |
| Heating:   |    |
| General:   |    |
| Totals     |    |
|            | 26 |
|            | 74 |
|            | 36 |

**RES BREAKDOWN**

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 10      | 4   | 2   | M  |
| 9       | 3   | 1   | M  |
| 7       | 1   | 1   | M  |
| Totals  |     |     |    |
|         | 26  | 74  | 36 |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 168.00     |
| Size Adj.:         | 0.80000001 |
| Const Adj.:        | 0.97683495 |
| Adj \$ / SQ:       | 131.287    |
| Other Features:    | 260000     |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 3996289    |
| Depreciation:      | 1198887    |
| Depreciated Total: | 2797402    |
| WtAv\$/SQ:         |            |
| AvRate:            |            |
| Ind.Val:           |            |
| Juris. Factor:     | 131.29     |
| Special Features:  | 0          |
| Final Total:       | 2797400    |
| Val/Su SzAd:       | 121.41     |

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

**SUB AREA**

| Code               | Description  | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|-----------|-----------|--------------|----------|--------|---------|--------|----|-------|
| FFL                | First Floor  | 7,680     | 131.290   | 1,008,281    | LLV      | 100    | FLA     | 60     | A  |       |
| LLV                | Lower Level  | 7,680     | 90.980    | 698,739      |          |        |         |        |    |       |
| SFL                | Second Floor | 7,680     | 131.290   | 1,008,281    |          |        |         |        |    |       |
| TFL                | Third Floor  | 7,680     | 131.290   | 1,008,281    |          |        |         |        |    |       |
| OPF                | Open Porch   | 224       | 23.310    | 5,222        |          |        |         |        |    |       |
| EFP                | Enclos Porch | 120       | 48.760    | 5,851        |          |        |         |        |    |       |
| WDK                | Deck         | 112       | 14.580    | 1,633        |          |        |         |        |    |       |
| Net Sketched Area: |              | 31,176    | Total:    | 3,736,288    |          |        |         |        |    |       |
| Size Ad            | 23040        | Gross Are | 31176     | FinArea      | 27648    |        |         |        |    |       |

**IMAGE**
**AssessPro Patriot Properties, Inc**